



Birdsall House
Hereford Road | Ledbury | Herefordshire | HR8 2PR

STEP INSIDE

Birdsall House

A deceptively spacious 1940s family home with period charm, set in a desirable location on the outskirts of Ross-on-Wye, close to local amenities and the wider road network. Offering three bright and airy double bedrooms, three reception rooms, and set within a quarter of an acre of mature gardens, the property presents an exciting opportunity to create your own dream home, both inside and out.

Upon entering, the period charm, character features and clear potential are immediately evident. These include parquet flooring, internal glazed doors with stained glass detailing, well-proportioned rooms, and a light, airy interior—everything you would expect from a 1940s-style home. While the property would benefit from some updating, it offers ample scope to extend further, subject to the necessary planning permissions. It presents an exciting opportunity for buyers keen to add their own style and flair to an already attractive home.

The main entrance hall features a cloakroom with a cornflower-blue WC and wash hand basin, along with parquet flooring that continues through to the main sitting room. This room boasts a stunning original fireplace with inset stove, and there is also a formal dining room with a door opening directly onto the garden.

To the rear of the property is a modern kitchen fitted with cream gloss units, Scandinavian-style handles, space for a range-style cooker, an integrated dishwasher, and room for a tall fridge freezer. Just off the kitchen is a further family room enjoying views over the garden.

An exceptionally spacious utility room also functions as a boot room, with convenient access from both the front and rear of the property. It's an ideal space for removing muddy boots and drying off the dog after a long walk. The room is equipped with base and wall-mounted cupboards, a sink, and ample space for additional white goods.

Upstairs, the property offers three double bedrooms, one of which is currently being used as a dressing room. The family bathroom has an unusual but practical layout, comprising a section with a bath and wash hand basin, a separate WC with a further wash hand basin, and an additional shower area.





STEP OUTSIDE

Birdsall House

The property sits centrally within its plot, surrounded by approximately a quarter of an acre of gardens. A gated entrance opens onto a driveway providing off-road parking and access to the garage. At the rear, a charming summer house with a decked terrace offers the perfect spot for al fresco dining, positioned to overlook an apple tree and a variety of evergreen plants that offer both greenery and privacy from neighbouring properties. The current owners have thoughtfully pared back the garden, creating a blank canvas for new owners to design their own ideal outdoor space. A wildlife and fish pond forms a delightful feature in one corner, attracting nature and adding to the garden's appeal.

Location and situation

Ross-on-Wye is a charming market town perched above a scenic meander of the River Wye, known for its striking Georgian architecture, thriving independent shops, and welcoming community. The town is a haven for food lovers, offering a range of restaurants, cafes and traditional pubs—many with riverside or historic settings. From relaxed brunch spots to fine dining experiences, there's something for every taste. The town also has a good selection of everyday amenities including butchers, bakers, boutiques, a pharmacy, supermarkets and a regular outdoor market held in the Market House. There's plenty to do outdoors, with riverside walks, canoe hire, paddleboarding and boat trips along the Wye, as well as the nearby Wye Valley Walk for keen hikers. Ross also offers a choice of well-regarded schools, both primary and secondary, and a number of active sports clubs.

The wider area is rich in natural beauty, with the Forest of Dean, Symonds Yat and the Malvern Hills all within easy reach for days out. Golf enthusiasts can enjoy several courses nearby, including Ross-on-Wye Golf Club and South Herefordshire Golf Club. For commuters, Ross offers excellent road links via the M50 and A40, giving direct access to major centres: Hereford (approx. 16 miles), Gloucester (approx. 18 miles), Cheltenham (approx. 35 miles), and Bristol (approx. 50 miles). For rail travel, stations at Ledbury, Hereford and Gloucester provide connections to Birmingham, London and beyond. Whether you're seeking outdoor adventure, a vibrant local scene, or convenient links to larger cities, Ross-on-Wye offers a fantastic base for a balanced lifestyle.

DIRECTIONS W3W

W3W: looms.miles.peanut







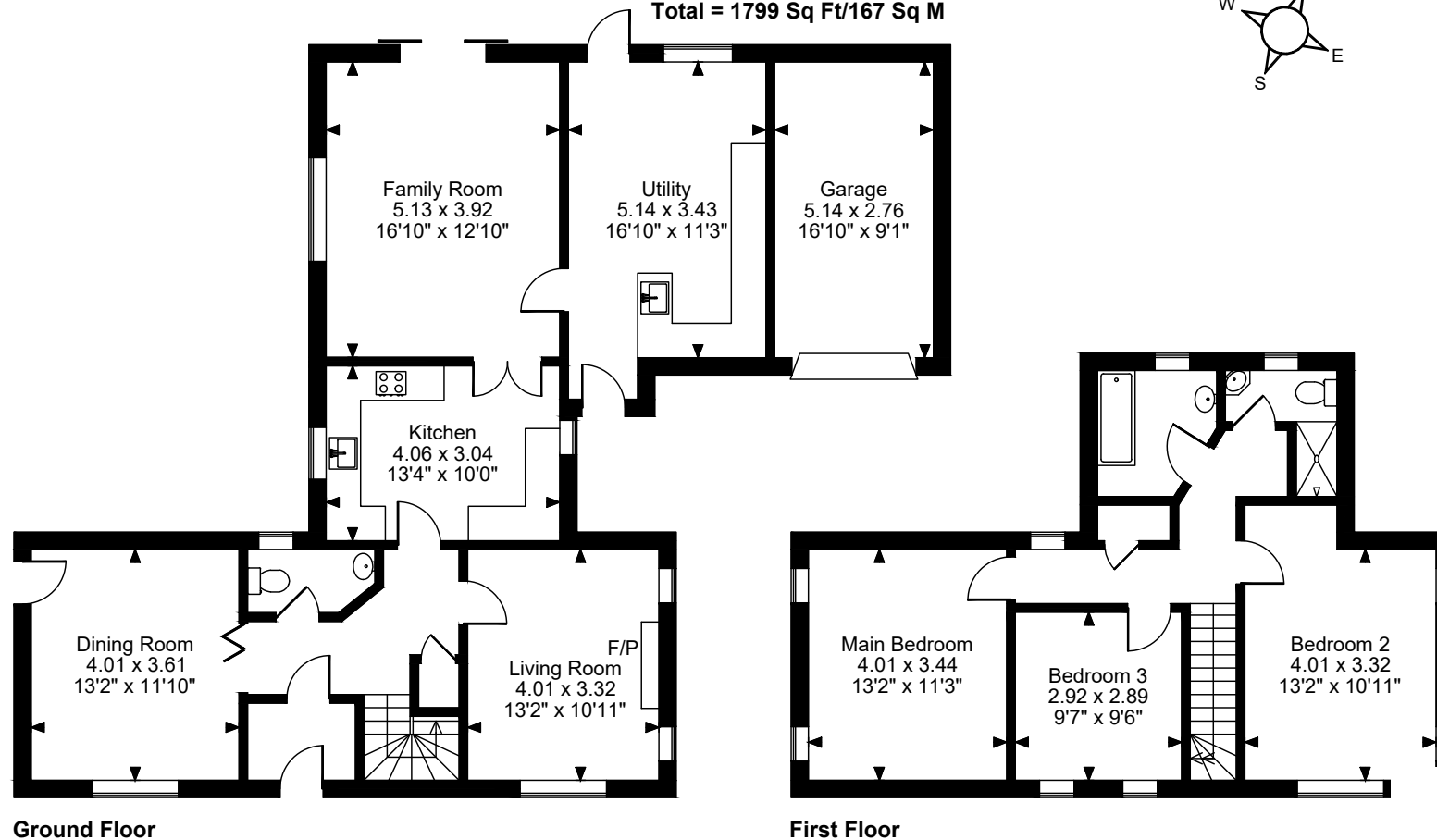
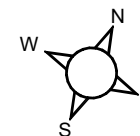
Birdsall House Greytree, Ross-on-Wye

Approximate Gross Internal Area

Main House = 1646 Sq Ft/153 Sq M

Garage = 153 Sq Ft/14 Sq M

Total = 1799 Sq Ft/167 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: E
Tenure: Freehold



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